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SWANSCOMBE AND GREENHITHE TOWN COUNCIL.

Planning, Major Developments, Transportation & the Environment Committee.

Councillor Dawn Johnston - Chairman
Councillor Hazel Stephens - Vice-Chairman
Councillor Lorna Cross
Councillor Ann Duke
Councillor Lesley Howes
Councillor Richard Lees
Councillor Elizabeth Wickham
VACANCY

To all other Councillors: For information only.

A Meeting of the above Committee will be held on

Wednesday 20 November 2024 at 7.00pm

at: The Council Offices, The Grove, Swanscombe, Kent, DA10 0GA.

Graham Blew

Graham Blew
Town Clerk

Dated: 14 November 2024

Should any member have any questions regarding the content of the agenda or attached papers, please put them to the clerk's office 24 hours in advance of the meeting.

The Council Offices, The Grove, Swanscombe, Kent, DA10 0GA.
Tel: (01322) 385513 Fax: (01322) 385849

LOCAL COUNCIL AWARD SCHEME FOUNDATION

A Civility & Respect Pledge Council

To assist Members the following information has been supplied (from the Planning Portal): -

https://www.planningportal.co.uk/faqs/faq/4/what_are_material_considerations

What are material considerations?

A material consideration is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Material considerations can include (but are not limited to):

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking
- Highway safety
- Traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Government policy
- Disabled persons' access
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation

However, issues such as loss of view, or negative effect on the value of properties are not material considerations.

A G E N D A

1. To receive Apologies for Absence *(Local Government Act 1972, s.85).*

2. Substitutes.

3. Declarations of interest in items on the Agenda *(Localism Act 2011, s.31).*

* ***As per Standing Order 34 c), and at the Chairman's discretion, the meeting will be adjourned at this point to allow any members of the public to address the meeting in relation to the business to be transacted at the meeting. Members of the public are allowed to (i) make representations, (ii) answer questions and (iii) give evidence relating to the business being transacted.***

4. Items as Deemed Urgent by the Chairman / matters arising from previous minutes and their position on the Agenda (*for discussion/information only, not for decision*).

5. To confirm and sign the Minutes of the Meeting held on 25 September 2024 (Town Council 24 October 2024) *(Local Government Act 1972, Sch 12, Para 41 (1)).*

6. KENT MINERALS & WASTE LOCAL PLAN 2024 - 2039 – PROPOSED MAIN MODIFICATIONS CONSULTATION (p).

The Head of Planning Applications Growth & Communities, Kent County Council, has provided the attached consultation for consideration.

Members were forwarded the documents/information on 17 October 2024 and the deadline for responses is 28 November 2024.

Recommended: To discuss and advise accordingly.

7. TEMPORARY CLOSURE OF A226 GALLEY HILL ROAD (p).

On 10 April 2023 a portion of the northern edge of the Swanscombe Quarry collapsed causing a landslide. It led to a lot of chalk and other materials falling to the quarry floor, onto business premises below.

The landslide also took part of the road and footpath of Galley Hill Road. This road is on the chalk above the old quarry site. This, in turn, caused considerable damage to the highway's utility infrastructure. Local phone and broadband services were also affected.

Further to the recent Temporary Road Closure Notice from KCC advising that the road would be closed for a further 36 months this item has been placed on the agenda to enable members to discuss this issue.

Recommended: To discuss and advise accordingly.

8. DEVELOPER SIGNS REQUEST – KENT COUNTY COUNCIL (KCC) (p).

The Street Works Co-ordinator for Dartford (KCC) has submitted the attached request regarding developer signs for the Public Highway.

Recommended: To discuss and advise accordingly.

9. TOWN PLANNING.

9.1 The following planning applications have been received from Dartford Borough Council / Ebbsfleet Development Corporation / Kent County Council/ Gravesham Borough Council for Members observations *(full details of these applications can be viewed via the Town Council, DBC, EDC GBC and the KCC websites)***.**

DA/23/00709/FUL	Demolition of existing outbuilding and erection of a detached outbuilding for storage including cold storage room (retrospective). Akash Tandoori, 54 Milton Road, Swanscombe.
DA/24/00095/FUL	Provision of a container to facilitate use as a food bank storage and visitor facility to the rear of the of the St Peter and St Paul church hall incorporating removal of an existing storage shed. Church Centre, 112 Swanscombe Street, Swanscombe.
DA/24/00860/VCON	Variation of condition (22)(operating hours) of planning permission DA/21/00923/VCON [Provision of a new drive thru lane, ground floor extension to building with new drive thru booths, new site access/egress, with the re-arrangement of the car park, a new patio area, bin store and substation (variation of conditions 2 and 20 of planning permission 20/00140/FUL to change the type and specification of external plant to be installed to the rear of the building)] to enable the restaurant to operate 24 hours a day, seven days a week McDonalds, Bean Road, Greenhithe.
EDC/24/0146	Application for variation of conditions 3 & 4 attached to planning permission reference no. 12/01451/EQVAR for a mixed-use development of residential accommodation & up to 231,000 square metres of non-residential floorspace with associated infrastructure and open space; to allow for the substitution of approved parameter plans and documents under condition 3 and revised strategies under condition 4. Eastern Quarry, Watling St, Swanscombe.

DA/24/01259/FUL	Erection of single storey rear extension (retrospective application) 18 Stanley Road, Swanscombe.
DA/24/00805/VCON	Raising of roof height to provide additional storey of accommodation plus rooms within new roof space, part three storey rear extension, and alterations to convert single dwelling into two semi-detached houses (variation of condition 2 of planning permission DA/21/01291/FUL in respect of external alterations to building as built). The Orchard, Mounts Road, Greenhithe.
DA/24/01200/VCON	Site clearance, building operations and other operational works to the existing cliffs to enable the erection of an adventure centre comprising a reception building, aerial trekking course, 360 vertigo swings, skydiving machine, zip wire, zip wire start tower and landing platform, 'giant swing', adventure platform and external rock climbing wall, with associated hard and soft landscaping (Variation of condition 1 (approved drawings) and removal of condition 9 (which states that hot food will not be served in the reception domes) of planning permission on Ref 24/00068/VCON. Hangloose Adventure, Bluewater Parkway, Bluewater, Greenhithe.

9.2 The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation/ Kent County Council for Members information.

DA/24/00881/TPO	Application for 1 No. Beech tree - 30% reduction as per annotated photo subject to Tree Preservation Order No.11 1990 3 Watermans Way, Greenhithe.
DA/24/00882/TPO	Application for 1 No. Cherry tree - reduction of 30% as per annotated photos subject to Tree Preservation Order No.11 1990 3 Watermans Way, Greenhithe.

DA/24/00964/CDNA	Submission of details relating to phase 2 contamination and remediation method statement (condition 5) pursuant to planning permission DA/23/00957/VCON Former Builders Yard, Harmer Road, Rear of 64 Stanhope Road, Swanscombe.
DA/24/01018/CDNA	Submission of details relating to Pleistocene and Palaeolithic geoarchaeological evaluation (condition 4) pursuant to planning permission DA/23/00957/VCON Former Builders Yard, Harmer Road, Rear of 64 Stanhope Road, Swanscombe.
DA/24/00702/TPO	Application for continued maintenance/works to trees for a period of 3 years to the whole line of Street trees along Ingress Park Avenue with the works being; crown lift over paths and main road to highways specification to give a ground clearance of 5.4m over the highway and 3.2m over the footpath; cut back branches to provide a clearance of 1-2m from adjacent street furniture (road signs & lampposts); and cut back branches to provide a clearance of no more than 2.5m from the front of adjacent properties subject to Tree Preservation Order No.3 2008. Ingress Park Avenue, Ingress Park, Greenhithe.
DA/24/01085/TRCON	Notification for 3 Sycamore trees-remove one limb overhanging car park, 10 small branches overhanging alleyway and gardens of 4 houses back to boundary of woodland and small shrubs overhanging alleyway (see annotated photos) within Greenhithe Conservation Area. Land Rear of Arethusa Place, Greenhithe.
DA/24/01060/FUL	Erection of a first floor front extension. 36 Caspian Way, Swanscombe.
DA/24/01070/TPO	CONSENT FOR LESSER WORKS Application for 2 No. Sycamore trees reduce lower than the 3rd floor gutter and back form the house as per annotated photo subject to Tree Preservation Order No.11 1990 19 Watermans Way, Greenhithe.

9.3 The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation/ Kent County Council for Members information.

DA/24/00911/TPO	Application for removal of 1 No. Ash tree in middle of garden subject to Tree Preservation Order No.11 1990 3 Watermans Way, Greenhithe.
DA/24/00904/FUL	Change of use to takeaway shop and provision of a kitchen extractor unit. 5A Stanley Road, Swanscombe.
DA/24/00933/FUL	Demolition of existing garage and construction of a new attached two storey, two-bedroom dwelling. 13 Mounts Road, Greenhithe.

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Swanscombe and Greenhithe Town Council Website:
http://www.swanscombeandgreenhithetowncouncil.gov.uk